



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

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July 27, 2017

Tim Miller
Meridian Planning Group
1413 Sachem Place, Suite 1
Charlottesville Va 22901

RE: ZMA201500006 Shadwell Estates

Dear Mr. Miller,

The Albemarle County Planning Commission, at its meeting on June 20, 2017, by a vote of 7:0, took the following actions of the above noted petition making the recommendation to the Board of Supervisors.

Please note that this recommendation is subject to the following conditions:

RECOMMEND Approval of ZMA-2015-00006, by a vote of 5:1:1 with revisions to proffers and application plan as recommended by staff, as follows:

Recommendations (proffers)

1. The proffers should reference the application plan and significant features such as the amount and location of open space and a maximum number of lots.
2. The tree preservation easement should be a separate proffer and should indicate who approves the deed restrictions (County Engineer and County Attorney).
3. Proffer 2 should be edited for clarity. Language should be added stating the dam is required to be certified by DCR's Division of Dam Safety and to comply with all recommendations of DCR for dam repairs, maintenance and operations prior to approval of the first subdivision plat.
4. Consider adding a proffer to require architectural review of the residences under the HOA to ensure architectural compatibility with the Clifton Inn and CDD staff review of the HOA architectural standards prior to recordation of the first subdivision plat.
5. Technical fixes to the proffers are needed.

Recommendation (application plan)

1. The tree preservation area should be extended to cover all areas of critical slopes and required stream buffer on private lots.
2. Language referencing that Area Z and Area Y will revert back to RA zoning should be removed from the plan (these areas will remain zoned PRD).
3. All special exceptions should be listed on the application plan (critical slopes, building site modification, increased maximum setback) and the private street authorization.
4. Consider adding a note to allow a reduction in the number of lots and increased lot sizes, in case adjustments are needed to find suitable well and septic sites.

Private Street Approval

APPROVED, by a vote of 5:1:1, the private street request for ZMA-2015-00006 with the private street in the location shown on the application plan.

Amendment to Action Summary Motion Condition 3

APPROVED, by a vote of 6:0, an amendment to the previous motion that the map provided to the Board with the action summary also include the various Comprehensive Plan elements of blue and green infrastructure.

Action Summary Action

APPROVED, by a vote of 6:0 that the action summary reflect the three concerns expressed by the Planning Commission as follows:

1. Alternative septic system maintenance.
2. The probability of tree removal easement violations.
3. A desire to see a comprehensive map that shows not only this development but also the anticipated development on the balance of the properties associated with this ownership, **and the various Comprehensive Plan elements of blue and green infrastructure. (Note: The map is not a requirement for the applicant to provide and should be provided by staff.)**

If you should have any questions or comments regarding the above noted action, please do not hesitate to contact me at (434) 296-5832.

Sincerely,

Rachel Falkenstein
Senior Planner
Planning Division